



इंटरनेशनल एयरपोर्ट लिमिटेड
Chandigarh International Airport Limited

E.F.No. CHIAL/COMML/LOUNGETENDER/2022/ 31

Dated: 21.02.2023

(By Email & Registered Post)

To,

M/s Saptagiri Restaurant Private Limited
L-322, Mahipalpur Extension,
New Delhi- 110037
Email ID: srpl.company@gmail.com

Subject: Provisional Award of License for Operating Executive Lounge/ Business Lounge Facility at Shaheed Bhagat Singh International Airport, Chandigarh

Sir,

Reference may please be made to your offer/ bid submitted w.r.t. E-Tenders, invited vide Tender ID: 2023_AAI_141406_1 on CPP Portal, for award of License for operating Executive Lounge/ Business Lounge Facility at Shaheed Bhagat Singh International Airport, Chandigarh.

2. It is informed that Competent Authority has accepted your offer/ bid and the afore-said License is awarded to M/s Saptagiri Restaurant Private Limited at quoted License fees of Rs. 51,65,665/- per month (Rupees Fifty-One Lakh Sixty-Five Thousand Six Hundred and Sixty-Five Only) plus CAM Charges (@15% of normal space rent applicable to the area equivalent to the tendered area) plus applicable GST plus Electricity Charges (as per actual consumption) for a period of Seven (07) Years, subject to the terms and conditions stipulated in the Tender Document. The schedule of Location/ Premises is as per Appendix I of Annexure A of Tender Document.

3. Accordingly, you are requested to fulfil the conditions of award as stipulated in the Tender Document, which are inter-alia as follows:

- Acceptance of award as per terms and conditions of NIT/ Tender Documents within 10 days from the date of issuance of this letter.
- Payment of one-month advance license fee including applicable charges and taxes i.e. an amount of Rs. 63,37,317/- (Rupees Sixty-Three Lakh Thirty-Seven Thousand Three Hundred and Seventeen Only), within 30 days from the date of issuance of this letter. The detailed calculation of one-month license fee is indicated in Para 4 below.
- Payment of security deposit towards license fee (including CAM charges and taxes) as per tender conditions, which amounts to Rs.5,06,98,536/- (Rupees Five Crore Six Lakh Ninety-Eight Thousand Five Hundred and Thirty-Six only), in the form of Demand Draft / Pay Order / cash equivalents / Bank Guarantee within 30 days from the date of issuance of this letter. The detailed calculation of Security Deposit Amount is indicated in Para 4 below.
- Payment of security deposit towards Electricity charges as per tender conditions, which amounts to Rs. 5,00,000/- (Rupees Five Lakh Only) in the form of Demand Draft / Pay Order/ RTGS/ NEFT within 30 days from the date of issuance of this letter.
- Execution of Post-Award Integrity Pact within 30 days from the date of issuance of this letter.

पंजीकृतकार्यालय: कक्षसंख्या 1, परियोजनाकार्यालयभवन, सिविलएयरपोर्ट, चंडीगढ़- 160003

Registered Office: Room No. 1, Project Office Building, Civil Airport, Chandigarh- 160003

कॉर्पोरेटकार्यालय: नईसिविलएयरटर्मिनल, झुरेरी, मोहाली (पंजाब) 140306

Corporate Office: New Civil Air Terminal, Jhurheri, Mohali (Punjab) 140306

Tel No. : 0172-2242016, Fax No. 0172-2242003, email: hodcommercial@chial.org, website: chial.org

CIN U63013CH2010GOI031999

संजीव मातुड
21/02/2023



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- f) Non-Judicial Stamp Paper of applicable denominations (Purchased at Punjab) shall be submitted by the successful tenderer to CHIAL immediately so as to ensure the execution of License Agreement within 30 days from the date of issuance of this letter.
- g) Submission of detailed drawings/ designs of the Executive Lounge/ Business Lounge Facility within 15 days from the date of issuance of this letter, for approval of CHIAL.
4. The calculation of one-month license fee (including CAM charges and GST) and Security Deposit towards License Fee is as follows:

S. No.	Particulars	Amount (in Rs.)
A	Quoted Monthly License Fee (LF)	51,65,665.00
B	CAM Charges (@ 15% of Normal Space Rent applicable for area equivalent to the tendered area) Presently Normal Space Rent is Rs. 3221/- per SQM per Month and Tendered area is 424.18 SQM	2,04,942.57
C	LF + CAM Charges (A+B)	53,70,607.57
D	GST (18% of (A+B))	9,66,709.36
E	Total Monthly Charges (C+D)	63,37,317.00 (Rounded Off)
F	Security Deposit for License Fee (8 X E)	5,06,98,536.00

5. Subject to the fulfilment of conditions of award as mentioned in the Tender Document and Para 3 above, the space shall be handed over to the successful tenderer within 30 days from the date of issuance of this letter.
6. Permissible Gestation Period for commencement of business shall be as per Para 6 of 'General Information/ Guidelines' specified in the tender document.
7. Non-compliance/ Non-fulfilment of conditions of award stipulated in the Tender Document, will attract action (which includes cancellation of award/ termination, forfeiture of EMD and debarment from future participation in CHIAL tenders for a period of up to Three Years') as per Para 12 of 'General Information/ Guidelines' specified in the tender document.
8. It is advised that application for seeking Security Clearance and approval of Security Programme from BCAS be made by successful tenderer at the earliest. It may also be noted that, in case you do not receive the required clearance/ approval from BCAS on or before the date of expiry of gestation period, the billing will commence from the next day of expiry of gestation period.
10. The licensee shall have no claim for exclusivity and CHIAL shall be at liberty to permit/provide other similar facilities at other area in the Terminal Building, as may be necessitated by demand or as may be desired by the CHIAL in its sole discretion.
11. The licensee shall not erect or display any advertisement, hoardings, banners or signboards (other than the name of facility/agency) or undertake any modifications/ construction plan at the allotted space without specific prior approval in writing of the CEO (CHIAL).
12. All other terms and conditions shall be as per NIT/ Tender Document. This award letter and NIT shall form part of the License agreement.

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13. This provisional award is subject to fulfilment of conditions of award stipulated in Para 10 of 'General Information/ Guidelines' specified in the tender document. You are requested to convey your acceptance of the LOA within 10 days from the date of issuance of this letter, falling which, it will be presumed that you are not interested for above License and this provisional letter of Award shall automatically stand cancelled.

Yours' Sincerely

संजीव आनंद / Sanjeev Anand
संयुक्त महाप्रबंधक (वाणिज्य) / Jt. GM (Commercial)
चण्डीगढ़ इंटरनेशनल एयरपोर्ट लिमिटेड
Chandigarh International Airport Limited

संजीव आनंद
21.02.2023

Sanjeev Anand
Joint GM (Commercial)
For CEO-CHIAL

Copy To:

1. CEO-CHIAL
2. CFO-CHIAL
3. CSO-CHIAL
4. AGM- (E-C)
5. AGM- (E-E)

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